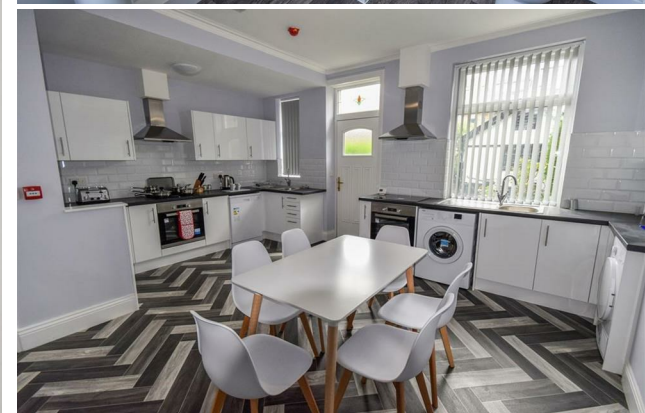




## 13 Marlborough Road, Shipley

- DEPOSIT ALTERNATIVE AVAILABLE
- FURNISHED
- MODERN COMMUNAL KITCHEN
- WIFI INCLUDED
- SPACIOUS ROOM
- MODERN EN-SUITE SHOWER ROOM
- BILLS INCLUDED
- CLOSE TO LOCAL AMENITIES

**£550 Per Calendar Month**

**Tenure:**

**HUNTERS®**  
HERE TO GET *you* THERE

# 13 Marlborough Road, Shinley

## DESCRIPTION

\*ROOM TO LET \*EN-SUITE SHOWER ROOM \*DEPOSIT  
ALTERNATIVE AVAILABLE \*BILLS INCLUDED \*WIFI  
INCLUDED \*CLOSE TO LOCAL AMENITIES \*FINISHED TO  
A HIGH STANDARD



Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive<br>2002/91/EC                     | England & Wales                                                 |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Shipley Lettings Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE